LOT 34 COUNTRY VILLAGE S/D

777-659, 875-1687, WD 1091-104,

MUSGROVE TIMOTHY W
169 SW KAREN CT
LAKE CITY, FL 32025

2026

07-4S-17-08120-034

BUILDING CHARACTERISTICS

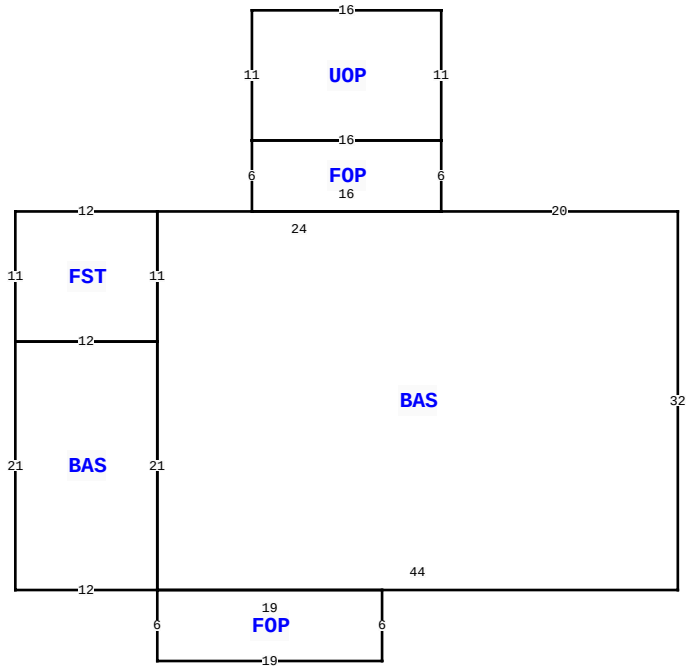
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	20,862
BAS	1,408	100		1,408	116,560
FOP	96	30		29	2,400
FOP	114	30		34	2,815
FST	132	55		73	6,043
UOP	176	20		35	2,898
TOTALS	2,178			1,831	151,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	111.7200	127.36	233,196	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1660 HX Base Yr 2015



169 SW KAREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		151,577
TOTAL MARKET OB/XF VALUE		22,720
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		192,797
SOH/AGL Deduction		78,497
ASSESSED VALUE		114,300
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,889
TOTAL JUST VALUE		192,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29677	POOL	100	09/12/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1211/2711	3/23/2011	WD	U	I	12	79,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: TIMOTHY W MUSGROVE						
1191/2098	3/27/2010	QC	U	I	12	171,900
GRANTOR: MELODY & HOWARD MATHI						
GRANTEE: FLORIDA CREDIT UNIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N6 UOP= N11 W16 S11 E16$ W16 S6 E16$ W24 FST= W12 S11 E12 N11$ S11 BAS= W12 S21 E12 N21$ S21 FOP= S6 E19 N6 W19$ E44 N32$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0169	FENCE/WOOD	0	100	20	8	160.00	UT	10.50	10.50	100	2011	2011	3	100	1,680	
3	0280	POOL R/CON	0	100	16	25	400.00	UT	70.00	70.00	100	2011	2011	3	68	19,040	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 22,720

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/30/2017 BY DF Total Acres: 0.38 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS